United Nations A/56/6 (Sect. 31)

General Assembly

Distr.: General
9 April 2001

Original: English

Fifty-sixth session

Proposed programme budget for the biennium 2002-2003*

Part XI
Capital expenditures

Section 31
Construction, alteration, improvement and major maintenance

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* The present document contains section 31 of the proposed programme budget for the biennium 2002-2003. The approved programme budget will subsequently be issued in final form as *Official Records of the General Assembly, Fifty-sixth Session, Supplement No. 6* (A/56/6/Rev.1).

01-32658 (E) 240401

Part XI
Capital expenditures

Section 31
Construction, alteration, improvement and major maintenance

Overview

31.1 The present section contains resources related to capital expenditure projects, namely, alterations and improvements to and major maintenance of the principal properties of the United Nations worldwide, including modernization of existing buildings and technical installations.

31.2 While the section itself is not programmed, the projects contained under the section relate to subprogramme 4, Support services, of programme 24, Management and central support services, of the medium-term plan for the period 2002-2005. The projects at Headquarters are under the responsibility of the Facilities Management Division of the Office of Central Support Services. The organizational units at Geneva, Vienna and Nairobi and the regional commissions are responsible within their respective spheres for local administration of resources under this section. Capital expenditure resources are requested centrally under this section in order to ensure a coordinated and systematic approach to problems of common concern related to facilities management, major maintenance and construction. However, the staff and related costs for administration and management of the activities are included under their respective section of the programme budget for the biennium 2002-2003.

31.3 The Office of Central Support Services will continue its coordinating functions in providing integrated and coordinated management policy and guidelines to locations outside of Headquarters, in line with General Assembly resolution 52/220 of 22 December 1997.

31.4 The overall objectives of the subprogramme are to provide effective and efficient planning, management, maintenance and operation for all physical facilities of the Organization; to provide electronic communication expertise for meeting facilities; and to provide support for other mandated activities of the Organization.

31.5 Major maintenance requirements vary with the age of the building, the type of construction, the climate and the adequacy of regular maintenance programmes. Properties owned by the United Nations at Headquarters are over 50 years old, requiring more active intervention to prevent structural, functional and technical obsolescence. Furthermore, with new technologies in communications, office automation and information management, modifications and alterations to the buildings have become necessary to accommodate the specialized requirements of those technologies. For example, the application of energy-saving technologies to existing buildings requires significant architectural and engineering modifications. Similarly, new safety and environmental standards require the renovation of existing buildings to meet modern standards in such areas as fire safety, access for the disabled, interior air quality, asbestos abatement and safe handling of dangerous or toxic materials.

31.6 Historically, however, the management and maintenance of the facilities owned by the Organization have suffered from low levels of funding for programmes of preventive maintenance and repair. After a number of deferments, the cumulative effect leads to breakdowns, and inevitably a substantial portion of the necessarily reduced budget allocation has to be redeployed from routine maintenance to unforeseen building repair emergencies. In addition, owing to the

nature of capital improvement projects, a number of which require long lead times or summer season timetables, it often proves difficult to complete approved alteration and improvement projects during the biennium in which the appropriations are granted. This results in the further deferral of those projects to future bienniums.

31.7 A number of projects included in the biennium 2002-2003 had been approved previously by the General Assembly but had to be deferred owing either to limited resources or to the need to undertake other unforeseen emergency projects, or are a continuation of previously approved multi-year projects. As requested by the Advisory Committee on Administrative and Budgetary Questions, the proposed projects under alteration and improvement and under major maintenance are itemized as having been deferred from prior periods or as multi-year phased projects, recurrent projects or new projects (see table 31.3). The proposals for the biennium 2002-2003, therefore, represent: (a) a continuing phase of a catch-up programme, which is expected to continue into succeeding bienniums; and (b) those projects which the organizational units have the capacity to implement within their existing structure.

31.8 In order to remedy the situation with respect to the physical condition of the facilities at Headquarters, the Office of Central Support Services has developed a master plan for capital improvements and for upgrading the facilities (see A/55/117 and Add.1). Pending the implementation of the capital master plan and decisions yet to be taken by the General Assembly following its review of further reports on the subject, the resources under the section reflect the continuation of the usual alterations, improvements and major maintenance projects and do not include capital improvements identified in the report of the Secretary-General on the capital master plan.

31.9 The total provision under the present section amounts to $44,048,500, reflecting an apparent decrease of $5,718,800, or 11.4 per cent compared with the appropriation for the biennium 2000-2001. The decrease, however, reflects the deletion of a one-time provision of $8 million granted by the General Assembly for the preparation of a comprehensive design and cost analysis for the capital master plan, and is partly offset by growth of $2,281,200 under other projects.

31.10 The percentage distribution of resources under this section is shown in table 31.1.

Table 31.1 **Percentage distribution of resources by component**

Component	*Regular budget*	*Extrabudgetary*
Alteration and improvement	64.6	-
Major maintenance	35.4	-
Total	**100.0**	-

Table 31.2 **Resource requirements by component**

(Thousands of United States dollars)

Regular budget

Component	1998-1999 expenditure	2000-2001 appropriation	Resource growth		Total before recosting	Recosting	2002-2003 estimate
			Amount	Percentage			
Alteration and improvement	14 466.7	29 155.7	(710.5)	(2.4)	28 445.2	1 072.7	29 517.9
Major maintenance	22 517.2	20 611.6	(5 008.3)	(24.2)	15 603.3	615.4	16 218.7
Total	**36 983.9**	**49 767.3**	**(5 718.8)**	**(11.4)**	**44 048.5**	**1 688.1**	**45 736.6**

Table 31.3 **Status of projects proposed for the biennium 2002-2003 by component and office**

(Thousands of United States dollars)

Component	Headquarters	United Nations Office at Geneva	United Nations Office at Vienna	United Nations Office at Nairobi	ESCAP	ECLAC	ECA
Alteration and improvement							
Projects deferred from prior periods	400.0	-	-	225.0	366.2	-	-
Multi-year phased projects	10 252.2	2 258.6	-	-	36.6	1 128.1	-
Recurrent projects	1 113.2	-	-	55.0	-	-	623.1
New projects for 2002-2003	2 722.4	5 696.6	1 113.0	310.9	494.3	420.0	1 230.0
Subtotal	**14 487.8**	**7 955.2**	**1 113.0**	**590.9**	**897.1**	**1 548.1**	**1 853.1**
Major maintenance							
Projects deferred from prior periods	-	-	-	85.0	-	-	-
Multi-year phased projects	1 812.3	1 069.0	-	230.0	-	115.0	-
Recurrent projects	6 195.9	466.5	650.0	953.1	1 290.8	285.0	557.1
New projects for 2002-2003	-	800.1	-	-	743.5	-	350.0
Subtotal	**8 008.2**	**2 335.6**	**650.0**	**1 268.1**	**2 034.3**	**400.0**	**907.1**
Total	**22 496.0**	**10 290.8**	**1 763.0**	**1 859.0**	**2 931.4**	**1 948.1**	**2 760.2**

Table 31.4 **Resource requirements by office**

Office	Resources (thousands of United States dollars)		Posts	
	2000-2001	2002-2003 (before recosting)	2000-2001	2002-2003
Alteration and improvement				
Headquarters	705.7	14 487.8	-	-
Geneva	3 885.3	7 955.2	-	-
Vienna	1 113.0	1 113.0	-	-
Nairobi	714.8	590.9	-	-
ESCAP	697.6	697.1	-	-
ECLAC	1 164.5	1 548.1	-	-
ECA	1 874.8	1 853.1	-	-
Subtotal	**29 155.7**	**28 445.2**	-	-
Major maintenance				
Headquarters	10 862.6	8 008.2	-	-
Geneva	3 552.0	2 335.6	-	-
Vienna	650.0	650.0	-	-
Nairobi	1 144.2	1 268.1	-	-
ESCAP	2 733.8	2 034.3	-	-
ECLAC	783.6	400.0	-	-
ECA	885.4	907.1	-	-
Subtotal	**20 611.6**	**15 603.3**	-	-
Total	**49 767.3**	**44 048.5**	-	-

31.11 The above proposals should be seen in the context of the estimated and approximate value (excluding land) of United Nations-owned buildings, which is as follows:

(a) Headquarters: $722,358,600 (replacement value of the Headquarters complex, based on a market-value assessment);

(b) Geneva: $718,582,553 (estimated value, based on a projection of cost increases for the past 10 years);

(c) Vienna: $1,300,000,000 (estimated value); the Vienna International Centre is the property of the Austrian Government;

(d) Nairobi: $62,316,600 (estimated value of the Gigiri complex);

(e) ESCAP: $87,348,290 (estimated value of the ESCAP complex);

(f) ECLAC: $39,300,000 (estimated value of the ECLAC complex);

(g) ECA: $160,904,104 (estimated value of the ECA complex).

A. Alteration and improvement

Resource requirements (before recosting): $28,445,200

31.12 As shown in tables 31.2 and 31.4 above, the amount of $28,445,200 relates to alteration and improvement projects at Headquarters ($14,487,800), the United Nations Office at Geneva ($7,955,200), the United Nations Office at Vienna ($1,113,000), the United Nations Office at

Nairobi ($590,900), the Economic and Social Commission for Asia and the Pacific ($897,100), the Economic Commission for Latin America and the Caribbean ($1,548,100) and the Economic Commission for Africa ($1,853,100).

31.13 Table 31.3 indicates the status of projects for the biennium 2002-2003 for each office, including an indicative amount for: (a) projects that have been deferred from prior periods; (b) multi-year phased projects, namely, projects that were either started in the previous biennium and will be completed in 2002-2003 or projects to be started in 2002-2003 and completed in the next biennium or beyond; (c) projects which by their very nature are continuing and are thus considered recurrent; and (d) new projects for 2002-2003.

B. Major maintenance

Resource requirements (before recosting): $15,603,300

31.14 Also shown in tables 31.2 and 31.4 above are major maintenance projects amounting to $15,603,300, consisting of resources for Headquarters ($8,008,200), the United Nations Office at Geneva ($2,335,600), the United Nations Office at Vienna ($650,000), the United Nations Office at Nairobi ($1,268,100), ESCAP ($2,034,300), ECLAC ($400,000) and ECA ($907,100).

31.15 A breakdown by component and office of the projects that have been deferred from prior periods, multi-phased projects, recurrent projects and new projects for 2002-2003 is shown in table 31.3. However, it should be noted in this connection that major maintenance projects are by definition of a continuing nature. Therefore, until the building structures and facilities of the Organization are brought to optimum standards, relief in one area will normally be offset by breakdowns in other areas.

Table 31.5 **Summary of follow-up action taken to implement relevant recommendations of the Advisory Committee on Administrative and Budgetary Questions**

Brief description of the recommendation	*Action taken to implement the recommendation*
Advisory Committee on Administrative and Budgetary Questions (A/54/7, chap. II)	
In future budget submissions, a consistent presentation should be followed for each duty station, including consistency in the use of terminology (para. XI.3).	In line with the recommendation of the Advisory Committee, alterations and improvements and major maintenance projects for other duty stations have been broken down into the same categories used for projects at Headquarters.
In future budget submissions, the scope, duration and full cost of any multi-year phased projects undertaken under both alteration and improvement and major maintenance should be indicated (para. XI.5).	To the extent that the costs of multi-year projects could be determined, they have been indicated in the relevant paragraphs of the section. However, some of those projects labelled as "multi-year" are in fact ongoing activities and not specific projects. In the present submission, these have been identified as recurrent projects. In connection with major maintenance, with the exception of structural and architectural maintenance, projects are mainly ongoing in nature.

Annex

Indicative resource requirements Construction, alteration, improvement and major maintenance

Table A.31.1 **Resource requirements by component**

(Thousands of United States dollars)

Regular budget

Component	*1998-1999 expenditure*	*2000-2001 appropriation*	*Resource growth*		*Total before recosting*	*Recosting*	*2002-2003 estimate*
			Amount	*Percentage*			
Alteration and improvement							
1. Headquarters	7 312.2	19 705.7	(5 217.9)	(26.4)	14 487.8	793.0	15 280.8
2. Geneva	3 240.5	3 885.3	4 069.9	104.7	7 955.2	77.1	8 032.3
3. Vienna	1 167.2	1 113.0	-	-	1 113.0	(3.0)	1 110.0
4. Nairobi	785.2	714.8	(123.9)	(17.3)	590.9	60.6	651.5
5. ESCAP	167.5	697.6	199.5	28.5	897.1	(7.3)	889.8
6. ECLAC	882.7	1 164.5	383.6	32.9	1 548.1	65.3	1 613.4
7. ECA	911.4	1 874.8	(21.7)	(1.1)	1 853.1	87.0	1 940.1
Subtotal	**14 466.7**	**29 155.7**	**(710.5)**	**(2.4)**	**28 445.2**	**1 072.7**	**29 517.9**
Major maintenance							
1. Headquarters	11 525.1	10 862.6	(2 854.4)	(26.2)	8 008.2	438.4	8 446.6
2. Geneva	4 780.6	3 552.0	(1 216.4)	(34.2)	2 335.6	22.7	2 358.3
3. Vienna	650.0	650.0	-	-	650.0	(1.6)	648.4
4. Nairobi	1 649.5	1 144.2	123.9	10.8	1 268.1	127.1	1 395.2
5. ESCAP	2 202.8	2 733.8	(699.5)	(25.5)	2 034.3	(30.7)	2 003.6
6. ECLAC	687.2	783.6	(383.6)	(48.9)	400.0	16.8	416.8
7. ECA	1 022.0	885.4	21.7	2.4	907.1	42.7	949.8
Subtotal	**22 517.2**	**20 611.6**	**(5 008.3)**	**(24.2)**	**15 603.3**	**615.4**	**16 218.7**
Total	**36 983.9**	**49 767.3**	**(5 718.8)**	**(11.4)**	**44 048.5**	**1 688.1**	**45 736.6**

A. Alteration and improvement

1. United Nations Headquarters ($14,487,800)

A.31.1 The projects to be implemented at Headquarters during the biennium 2002-2003 in the amount of $14,487,800 include the following:

(a) Improvement of facilities and general infrastructure ($5,351,000)

(i) The final phase of the roof-replacement project in the Secretariat Building: the partial replacement budgeted in the biennium 2000-2001, estimated at $558,000, included the most urgent aspects of the roof problems. The work planned for the biennium 2002-2003 completes this project and covers all associated repairs, including repainting; interior repairs, structural repairs to the columns above the roof and repairs to the metal facade screens, the upper curtain walls and the drains, as well as the balance of the work required to complete the project ($2,119,600);

(ii) Replacement of the roof in the Conference Building: the partial replacement budgeted in the biennium 2000-2001, estimated at $1,005,400, covered the replacement of the third floor of the Conference Building. For the biennium 2002-2003, the requirements include the repair of the upper elevator machine room roof ($1,167,700);

(iii) Code compliance projects: these projects relate to compliance with applicable host country environmental, handicapped accessibility and safety standards and related issues ($812,300);

(iv) Reconstruction of expansion joints at the intersection of the north-east corner of the Secretariat Building and the west facade of the Conference Building: the expansion joint leaks into the third floor of the Conference Building through to the second floor. If left unrepaired, the leaking will cause not only interior and finish damage, but also structural damage. Repairs include removing part of the Secretariat and Conference Building facades in order to establish a watertight connection between the buildings ($1,251,400);

(b) Improvement of conference facilities and infrastructure ($466,200). The technical capacity of the Department of General Assembly Affairs and Conference Services for the production and distribution of documents requires strengthening, given the fact that the existing equipment is either outdated or is insufficient for the timely production of documents. In the reproduction area, resources relate to the installation of a digital pre-press and computer-to-plate system and the acquisition of paper-handling equipment ($375,000). In the distribution area, provision is made for the acquisition of 1 direct impression printer, 10 heavy-duty document wagons, 1 electric document transporter, 6 manual forklifts, 1 automatic stretch wrap machine, 24 heavy-duty tables, 3 tape shooters and 1 pallet floor scale ($91,200);

(c) Improvements in security and safety ($1,305,700)

(i) Correction of fire alarm systems: interim repairs of the fire alarm and safety systems will be a continuing activity until full system replacement is feasible following the implementation of the capital master plan ($300,900);

(ii) Improvements in security and safety facilities: provisions include the expansion of locker rooms to provide space for additional female security officers; the upgrading and expansion of the security control centre; the upgrading of training rooms, the locksmith shop and storage facilities; and the installation of delta barriers near post No. 5 ($503,200);

(iii) Upgrading of the existing closed-circuit television system: $501,600;

(d) Improvement of technological infrastructure ($3,740,200). During the biennium 2002-2003, information technology will continue to play a key role in enhancing the effectiveness of the Organization and in providing a platform for managing information on a global scale. Accordingly, policy emphasis is placed on upgrading the technological capabilities of the telecommunication infrastructure systems. In accordance with the long-term requirements for the information-technology development of the Organization, provisions are made for the following projects: upgrading of the LAN access layer to satisfy requirements for enhanced performance to support multimedia traffic and to address the capital equipment replacement programme as it relates to equipment that is approaching the end of its projected five-year life cycle; upgrading of the LAN backbone to provide for high-availability architecture in order to improve network reliability and resiliency (project proposed for the biennium 2000-2001); construction of nine LAN wiring closets to support new and expanded requirements for LAN services in the Secretariat, Conference, General Assembly and UNITAR Buildings, including the related installation and construction costs; and upgrading of the central switching components to support the new LAN infrastructure. The total project, which will be implemented during the bienniums 2002-2003 and 2004-2005, is estimated at approximately $6,950,000;

(e) Improvement of public information facilities and infrastructure ($3,624,700). During the next five years, public information facilities and technical installations will migrate from analogue to digital production facilities. This migration will create all-digital radio production and distribution facilities and will bring the Organization into compliance with the advanced television standards, which will replace the National Television System Committee standards in 2006. The project includes the following: replacing the analogue radio production, recording and distribution facilities with all-digital technology; equipping an all-digital three-camera television studio, including a virtual set; upgrading analogue television cameras in the Security Council Chamber and the General Assembly Hall to the digital standard with robotically controlled cameras and upgrading existing robotic cameras in room 226 to the digital standard (current cameras were purchased with the capability to upgrade to digital and future high-definition standards); installing digital robotic cameras in two other conference rooms; replacing other analogue cameras with digital cameras; replacing coaxial video cables with fibre-optic digital cables to enable the eventual use of high definition television cameras throughout Headquarters; installing a new digital video master control; and replacing other analogue equipment and facilities with digital equipment. The total cost of the project is estimated at $9,300,000. The amount for the biennium 2002-2003 ($3,624,700) is broken down as follows:

(i) Expansion of the International Broadcast Centre, including upgrading to digital facilities ($360,000);

(ii) Replacement of the all-digital, three-camera television studio with a virtual set in studio 4 ($934,700);

(iii) Replacement of the electrical supply system with grounded/earthed HVAC (high-voltage alternating-current noise-free electrical source) system ($200,000);

(iv) Installation of robotic television camera controls in the General Assembly Hall and the Security Council Chamber ($200,000);

(v) Conversion of late-model analogue cameras to digital outputs ($110,000);

(vi) Replacement of other analogue cameras with digital cameras ($580,000);

(vii) Replacement of analogue videotape machines with eight digital servers ($400,000);

(viii) Replacement of non-linear audio editing systems for radio with a next-generation system ($250,000);

(ix) Upgrading of acoustics in existing radio studios, including noise dampers in the air circulating system, to meet the recording industry's studio standards ($200,000);

(x) Installation of automated television production and play-out facilities for Channel 78 ($390,000).

2. United Nations Office at Geneva ($7,955,200)

A.31.2 The projects proposed for implementation at the United Nations Office at Geneva during the biennium 2002-2003 in the amount of $7,955,200 include the following:

(a) Improvement of facilities and general infrastructure ($3,289,600)

(i) Replacement of elevators No. 5, 6, 40A and 40B: elevator No. 5 was installed in 1970 and elevator No. 6 in 1962. By 2002 they will have been in operation for 32 and 40 years respectively. The elevators are located in the Council Building and are used intensively all year long. Elevators No. 40A and 40B are located in the central section of the E Building and will have had 31 years of service in 2002. Provisions include the cost of acquiring and installing new elevator cars and dismantling old cars, site preparation, electrical wiring, scaffolding of the elevator shaft, masonry, painting, etc. ($1,031,000);

(ii) Replacement of chilled water units: the air-conditioning system at the United Nations Office at Geneva requires the production of chilled water at approximately 5 degrees Celsius in order to supply cooling water distributors in air-conditioning units in conference rooms and offices in the E Building. Currently, these units still work with freon gas as a refrigerant, which is not in accordance with international regulations. Moreover, the five chilled water production units have been in service for 30 years and are nearing the end of their lifespan. Phase I of the project, which will be undertaken in the biennium 2002-2003, is the replacement of four of the five units in the E Building and the transfer of the equipment for chilled water from the E Building to the main building ($2,258,600);

(b) Improvement of conference facilities and infrastructure ($1,639,400)

(i) Renovation of Conference Room XI: the conference room has not been fully renovated since the Palais was built in 1936. To allow the continued use of one of the Office's most prestigious conference rooms, a complete renovation (floor, ceiling and walls) is required. Provisions for this purpose include carpentry, leather panelling, carpeting, curtains, metal work, refurbishing of furniture and painting ($180,600);

(ii) Replacement of simultaneous interpretation equipment in Conference Room XVI, including renovation of the interpreters' booths: the existing simultaneous interpretation equipment was installed in 1983 and is now obsolete and prone to breakdown. Provisions include new interpretation equipment, cabling, electrical feeds, a fire-detection system, carpentry, masonry, soundproofing and upholstery ($515,000);

(iii) Acquisition and replacement of equipment in the printing plant of the Division of Conference Services at Geneva, consisting of 1 four-colour offset printing press; 1 13-station flat-sheet collating machine; 2 high-speed automatic labelling machines;

16 mobile document holders; 1 electronic microfiche slicer; and various types of distribution equipment, such as machines for tying parcels, forklifts, etc. ($853,500);

(iv) Videoconferencing expansion: during the biennium 2002-2003, approximately 300 videoconferences are expected. In order to accommodate a multi-site videoconference platform, the upgrade of videoconferencing facilities is required ($90,300);

(c) Improvements in security and safety ($2,439,100). In response to paragraph 174 of General Assembly resolution 54/249 of 23 December 1999, the Secretary-General submitted a report to the General Assembly proposing measures for upgrading security arrangements at the United Nations Office at Geneva (A/55/511). To enhance security in the compound, the following three projects will be implemented: construction of a security control and visitor reception building at the route de Pregny gate; installation of protected doors, additional window shutters and additional electronic access control; and erection of fencing in various areas of the compound to create an internal security buffer zone;

(d) Improvement of technological infrastructure ($587,100)

(i) Integration of mobile telephone services into the United Nations Office at Geneva telephone system: in order to provide the same level of service on a mobile telephone as on a fixed desk phone, a direct connection between the telephone system of the Office and a mobile telephony services provider will be established. Its implementation will broaden the area of beeper service beyond the Palais des Nations; reduce the cost of using mobile telephones by channelling all outgoing calls via the PBX; reduce the administrative costs of mobile telephones; and improve reimbursement procedures. Provisions include the preparation of requests for proposals to connect the Office with the GSM (global system for mobile communications) network; the analysis of offers; the purchase of hardware; the installation and testing of hardware; the integration of the features into the PBX; and system configuration and activation of a closed user group within the Geneva area ($407,100);

(ii) Replacement of the network management communications PBX network administration system: the platform has been in continuous operation for five years and is used to configure the functionality of the PBX, including least-cost routing, issuance of regular statistics and preparation of monthly bills for 40 client organizations served by the United Nations Office at Geneva telephone system ($45,000);

(iii) Expansion of the United Nations Office at Geneva metropolitan area data network: the data network, which includes the Palais des Nations, Palais Wilson, the International Environment House and Les Feullantines, must be able to meet the demands for increased services. Because of the anticipated increase in the number of connections, provisions are made to expand the network ($135,000).

3. United Nations Office at Vienna ($1,113,000)

A.31.3 Alterations and improvements at Vienna are governed by the original tripartite agreement between IAEA, UNIDO and the United Nations, as well as the Comprehensive Nuclear-Test-Ban Treaty Organization, which has been included in the arrangement since 1998. UNIDO is responsible for managing the common services. The requirements enumerated hereunder are not covered by the common fund for financing major repairs and replacements at the Vienna International Centre, of which the share of the United Nations Office at Vienna is requested under major maintenance.

A.31.4 A long-term programme to effect these repairs and replacements, initiated in the biennium 1998-1999, has been agreed upon by the Vienna International Centre organizations in accordance with existing cost-sharing arrangements. Provision at the maintenance level has been made to the United Nations share of the following costs: replacement of carpets on 40 floors of the complex; modification of the premises to increase the utilization of space and adapt it to meet the most recent requirements, including the installation of fibre-optic cabling and improvement of storage capacity; painting and floor treatment in technical areas, storerooms and corridors; replacement of and alterations to ceilings; and other projects such as the repair and replacement of venetian blinds.

4. United Nations Office at Nairobi ($590,900)

A.31.5 The projects to be implemented in 2002-2003 in the United Nations Office at Nairobi in the amount of $590,900 include the following:

(a) Improvement of facilities and general infrastructure ($395,900). Construction of a water reservoir; improvements to and extension of the irrigation and sprinkler system to the nursery and compost site (project postponed from the biennium 2000-2001); expansion of the landscaping and gardening workshop building to accommodate more equipment (project postponed from the biennium 2000-2001); installation of garden bins to improve litter management within the complex (project postponed from the biennium 2000-2001); installation of an additional chimney to improve the exhaust system in the plant room (project postponed from the biennium 2000-2001); construction of a septic tank in block J; installation of new solar panels for water heating in the clinic, the main gate, block R and the coffee stations, for energy-saving purposes; sinking of a water borehole; installation of 11 cold rooms and 4 deep freezers; and upgrading of power distribution switch gear in the old site and of the medium main voltage board in the old plant room (project proposed for the biennium 2000-2001);

(b) Improvements in security and safety ($195,000). Localizing pumping stations of the firefighting system so that the old, new and central blocks of the system will operate independently of each other (project proposed from the biennium 2000-2001); renovating the security patrol road by widening it and improving the road base to allow for more traffic axle load (project proposed for the biennium 2000-2001); upgrading the security lighting system; upgrading the fire alarm system in the new blocks and upgrading the pumps and electrical controls of the firefighting system.

5. Economic and Social Commission for Asia and the Pacific ($897,100)

A.31.6 The projects to be implemented during the biennium 2002-2003 in the amount of $897,100 include the following:

(a) Improvements of facilities and general infrastructure ($233,400). Installation of translucent louvres on all floors of the Secretariat Building staircase to prevent the ingress of water during the monsoon season; and renovation of the staff canteen in the Service Building and coffee rooms in the Secretariat Building in order to upgrade hygiene standards (project proposed for the biennium 2000-2001). Provisions include improvements in the ventilation systems, replacement of floor and wall coverings and general renovation works; installation of four air-quality monitoring stations and their integration into the buildings' automation system to allow for constant monitoring of air quality in order to ensure that it conforms to

environmental standards; installation of a specialized storage system; installation of an uninterruptible power supply unit in the Secretariat and Conference Buildings in order to provide emergency back-up power to lighting circuits when power is cut prior to the generators' coming on line; and acquisition and installation of ergonomic workstations in various areas of the Commission;

(b) Improvement of conference facilities and infrastructure ($320,400). Replacement of the simultaneous interpretation system in conference room 3 of the Conference Centre, which is required because of the unavailability of spare parts (project postponed from the biennium 2000-2001);

(c) Improvements in security and safety ($314,000). In accordance with the recommendations of an independent security review conducted under the auspices of the Security and Safety Service of the Office of Central Support Services, the following projects will be implemented: installation of anti-intruder grilles on the perimeter walls of the ESCAP complex; installation of three floor-mounted vehicle barrier units, two at the main entrance and one at the north gate; installation of an access control system that is centrally connected to the security control centre to prevent unauthorized access to office areas during non-working hours; and installation of maintenance access gondolas;

(d) Improvement of technological infrastructure ($29,300). The current building automation system network (BASNET), a computer system that permits the remote control of a number of complex equipment systems, will be expanded in order to further automate maintenance, thereby increasing the ability of the system to provide maintenance support.

6. Economic Commission for Latin America and the Caribbean ($1,548,100)

A.31.7 The projects to be implemented during the biennium 2002-2003 in the amount of $1,548,100 relate to the improvement of facilities and general infrastructure, including:

(a) The final reconditioning of 2,000 square metres of office space, including the installation of modular partitions and false ceilings ($1,128,100). The reconditioning of 4,000 square metres was initiated in the biennium 2000-2001;

(b) The installation of a programmable logic control in the heating, ventilation and air-conditioning equipment ($300,000);

(c) The installation of new electrical panels for the main building ($120,000).

7. Economic Commission for Africa ($1,853,100)

A.31.8 The projects to be implemented during the biennium 2002-2003 in the amount of $1,853,100 include the following:

(a) Improvement of facilities and general infrastructure ($1,330,000). Repartioning of the first and second floor of the old building and the rotunda ($360,000); sinking of a water well ($100,000); modernization of light fittings for the old office building, the extension office building, Africa Hall and the library to save energy and reduce utility costs ($350,000); continued renovation of elevators in Africa Hall to accommodate disabled personnel ($210,000); rehabilitation of heating, ventilation and air-conditioning systems in the extended office building and the library ($230,000); and automation of the irrigation system ($80,000);

(b) Improvement of conference facilities and infrastructure ($103,100). Repartitioning of two conference rooms ($60,000) and modification of electrical facilities in conference rooms 2 to 6 ($43,100);

(c) Improvements in security and safety ($420,000). Construction of fire escape stairs in the old building since the current structure does not meet modern fire-safety standards ($120,000) and construction of a shed over the fuel station, external stairs and a link to the extended office and old office buildings ($300,000).

B. Major maintenance

Resource requirements (before recosting)

1. United Nations Headquarters ($8,008,200)

A.31.9 The physical plant of the Headquarters compound is in urgent need of increased preventive and corrective maintenance owing to the age and obsolescence of the existing infrastructure, building systems and associated controls and protection systems. The integrity of the buildings and the reliability of the health and safety systems will be compromised without well-planned and timely maintenance and the phased replacement of critical protective elements.

A.31.10 In order to minimize adverse effects on the quality of service and to comply with existing health, safety and building code regulations, provisions have been made in the category of major maintenance. These projects are independent of any implementation of a long-term capital master plan.

A.31.11 The amount of $8,008,200 provides for continuing urgent maintenance activities for the safe, reliable and efficient operation of the facilities and for safeguarding the health of the staff. Included are the essential maintenance activities carried out by the in-house staff, as well as a number of activities in the areas of gardening, carpeting, painting, carpentry, general maintenance, heating, ventilation and air conditioning, which will be contracted out on an as-needed basis, with a view to achieving efficiency, operational expediency and optimal use of resources. The projects to be implemented during the biennium 2002-2003 comprise the following:

(a) Heating, ventilation, air conditioning and machine shop ($1,803,200). The provisions relate to the repair and refurbishing of equipment in the compressor room, various fan machine rooms and perimeter window units and all pumps, conveyors and dumbwaiters; the maintenance of indoor air quality, which involves duct cleaning, filtration and servicing of temperature and humidity controls; and repair or replacement of heat exchangers and repair and refurbishing of refrigeration and air-conditioning systems servicing the broadcast, communications, data-processing and food storage areas;

(b) Electrical maintenance ($646,400). The projects under this heading include, but are not limited to, maintenance and replacement of regular and emergency lighting fixtures and associated ballast, transformers and lamps throughout the complex; replacement or refurbishing of selected motor control centres, switchgear boards, power distribution panels, contractors, dimmer controls, bus bars, smoke alarms, fire alarms and security systems; and modification and/or expansion of the existing electrical and LAN outlets to suit the space occupancy and functionality;

(c) Plumbing maintenance ($816,500). The provisions made under this heading relate to the replacement of defective piping, valves and heating and cooling coils; the replacement of damaged or inefficient water supply fixtures with water-efficient bathroom fixtures; and the

upgrading of public bathrooms, plumbing gratings, traps, vents, fire-suppression water systems and drainage systems throughout the complex;

(d) Replacement of carpets, upholstery and draperies ($680,500). Some meeting and public spaces in the Conference Building, as well as public spaces in the General Assembly Hall, have suffered excessive wear and tear owing to heavy usage and now pose a potential safety risk. Provisions made under this heading relate to the replacement of carpeting in those areas, the replacement of curtains and venetian blinds throughout the complex and the repair and replacement of curtains, draperies and venetian blinds and the reupholstery of damaged furniture in the Headquarters complex;

(e) Carpentry ($190,500). The provisions relate to the refurbishment of the wooden doors, tables and side panels in all conference rooms, as well as of other selected panels and furniture in all buildings, and miscellaneous carpentry work;

(f) Painting ($204,100). The resources under this heading provide for the repair of damaged plaster and the repainting of various areas throughout the complex;

(g) General maintenance ($701,500). Resources under this heading provide for the replacement and/or refurbishment of spandrel glass panels and glass panes, vinyl floor tiles, doors and sheetrock panels throughout the complex; the repair of blue stones, potholes and curbing; the upgrading of hardware and software, as well as of materials for the sign shop; the replacement or repair of the hardware and controllers for various doors; and maintenance of the lawns and gardens, replacement of diseased plants, maintenance of indoor and outdoor plants and installation of lawn sprinklers;

(h) Asbestos abatement and environmental testing ($1,048,600). For the health and safety of the building occupants, the multi-year abatement programme for asbestos-containing materials will continue during the biennium 2002-2003 in selected areas, in accordance with existing conditions, technical guidelines and air-quality surveys. This programme is detailed in the report of the Secretary-General on asbestos (A/55/135). Asbestos removal will remain a continuing activity until all asbestos has been removed;

(i) Structural and architectural maintenance ($1,916,900). The projects to be implemented are as follows:

(i) Reconfiguration of office space ($1,812,300). Given the impact of new technologies, rising environmental concerns and the increasing demands for office and other accommodation, the reconfiguration of office space is required to allow for the most efficient use of the space available in the Headquarters complex. Pending the implementation of the capital master plan and the development of new space standards and space planning guidelines and policy, the reconfiguration of a number of offices in the Secretariat will continue in order to accommodate changing needs and new requirements. The total cost of the major space reconfiguration project for Headquarters, including the rental of space, is currently estimated at $6 million. Depending on the implementation of the capital master plan, the project cost will be distributed over several bienniums;

(ii) Maintenance of the Secretary-General's residence ($104,600). Provisions are made for major maintenance of the Secretary-General's residence, which may include cleaning and restoration of the exterior façade and grounds and improvements to the security control room equipment.

2. United Nations Office at Geneva ($2,335,600)

A.31.12 As part of the continuing major maintenance programme, the following projects will be undertaken during the biennium 2002-2003:

(a) Heating, ventilation and air conditioning ($617,000). The provisions relate to the replacement of an air-conditioning unit in the D Building ($89,000) and the second phase of the replacement programme of convectors for air conditioning in the E Building ($528,000);

(b) Electrical maintenance ($862,000). The projects under this heading include the second phase of the replacement of lighting fixtures in the old buildings ($541,000) and the replacement of lighting fixtures in conference rooms XIX and XX ($321,000);

(c) Plumbing maintenance ($190,000). The provisions under this heading relate to the replacement of drainpipes and sanitary equipment and the replacement of water distribution pipes in the building;

(d) General maintenance ($186,200). Resources under this heading provide for the maintenance of parks and gardens, including tree pruning, decay prevention, lighting protection and replanting;

(e) Structural and architectural maintenance ($480,400). The projects to be implemented are:

(i) Repair of the access ramp to the underground garage. Iron carbonation has appeared on the ceiling of the ramp of the E Building underground garage, which will affect the stability of the concrete structure and thus the safety of the users ($271,100);

(ii) Continuation of the programme to maintain and repair the flat-roof areas to avoid water infiltration. For 2002-2003, the waterproofing of approximately 1,500 square metres of the Secretariat Building roofs and the part located between the Council Building and stair No. 3 will be repaired ($90,300);

(iii) Installation of scaffolding and the removal and reinstallation of the suspended ceiling required for the replacement of lighting fixtures in Conference Rooms XIX and XX ($119,000).

3. United Nations Office at Vienna ($650,000)

A.31.13 The Government of Austria provides the Vienna International Centre for the use of the United Nations at a token cost of one schilling per annum with major maintenance of and repairs to the premises carried out on a shared basis under the 1981 Agreement on the Common Fund for Major Repairs. Under the Agreement, the eligible components are confined to a provisional list of main elements. However, as the Vienna International Centre complex ages, the need for maintenance is increasing, thus generating major maintenance work that is not covered under the Agreement.

A.31.14 Under the terms of the Agreement, a common fund for financing major repairs and replacements was established, with the international organizations in the Vienna International Centre (United Nations Office at Vienna, UNIDO and IAEA) and the host Government each contributing $25,000 annually. In addition, the cost of major repairs undertaken in a given year, after prior approval by the quadripartite Major Repair Fund Committee, has to be reimbursed in equal shares, but subject to a ceiling of $300,000 for each of the international organizations.

A.31.15 The terms of the Agreement were to be reviewed initially after 10 years and subsequently every five years. The parties to the Agreement have recently undertaken a review of the Agreement,

including consideration of the effect of participation of the Comprehensive Nuclear-Test-Ban Treaty Organization as a fifth partner to the Agreement.

A.31.16 Pending a decision on the share of the Comprehensive Nuclear-Test-Ban Treaty Organization in the maintenance and repair costs, the provision for the share of the United Nations Office at Vienna is maintained at the 2000-2001 level.

4. United Nations Office at Nairobi ($1,268,100)

A.31.17 As part of the continuing major maintenance programme, the following projects will be implemented in the biennium 2002-2003:

(a) Heating, ventilation and air conditioning ($213,100). The provisions relate to the maintenance of air-conditioning units, mechanical ventilation and refrigeration units, chillers, cold rooms, etc.;

(b) Electrical maintenance ($280,000). The projects under this heading include the replacement of light fittings, solar panels, power factor units for each plant room, fire alarm panels, transformers, main power protection units and obsolete uninterruptible power supply units and transformers; and maintenance of the electronic security fence, including the closed-circuit television surveillance system, and of simultaneous interpretation and voting equipment;

(c) Plumbing maintenance ($95,000). The provisions under this heading relate to the replacement of sanitary fittings and water-pressure pipe-feeding hose reels for firefighting; the replacement of existing overhead diesel storage tanks with a larger underground tank (project postponed from the biennium 2000-2001); and the maintenance of septic tanks;

(d) Painting ($20,000). The provisions relate to major external painting of buildings;

(e) General maintenance ($215,000). Resources under this heading provide for the replacement of directional signs, kitchen equipment, including the installation of a gas-leak detection system, cylinder locks, carpet and PVC tiles; the removal and replacement of ozone-depleting substances from the refrigeration and firefighting systems; the application of anti-termite treatment to building and grounds; etc.;

(f) Structural and architectural maintenance ($445,000). The projects to be implemented relate to the resurfacing of roads, car parks and footpaths and the brushing and cleaning of the defaced facades of rough-cast concrete surfaces in the beams and columns of the new blocks, the central area and the main gate. The provisions include the first phase of a project to construct a perimeter wall fence around the United Nations complex in Gigiri ($230,000), which is estimated at $550,000 and which will be implemented over two bienniums.

5. Economic and Social Commission for Asia and the Pacific ($2,034,300)

A.31.18 The amount of $2,034,300 will make possible the continuation of the established long-term maintenance programme for the buildings at ESCAP, which, in the case of the Secretariat and Service Buildings, will be over 20 years old. The major projects planned for the biennium 2002-2003 are the following:

(a) Heating, ventilation and air conditioning ($303,000). The provisions relate to the replacement of air-handling units and the heat-damaged control system in the Conference Building and the cleaning of air-conditioning ducts;

(b) Electrical maintenance ($226,200). The provisions under this heading include the replacement of the fireproof wall covering in the Conference Centre; the replacement of automated boom gates; the replacement of monitors in the Conference Building; and the conduct of a feasibility study on the replacement of the low-voltage main distribution board;

(c) Plumbing maintenance ($203,200). The provisions under this heading relate to the replacement of 32 toilets in the Secretariat and Service Buildings in order to increase hygienic conditions in the ageing facilities; the replacement of the pool system; and the replacement of major pumps;

(d) Painting ($137,300). The provisions relate to the painting of the interior walls of the Secretariat and Service Buildings;

(e) General maintenance ($409,500). Resources under this heading provide for the replacement of window seats in the Secretariat Building; the replacement of floor tiles and the gazebo; an expert assessment of the Commission's buildings, equipment and related maintenance to produce a 15-year master plan for the maintenance and replacement of equipment, fixtures and fittings, which would provide the basis for future alterations and improvements and for a major maintenance programme in the future; and the maintenance of the ESCAP Pacific Centre in Vanuatu;

(f) Structural and architectural maintenance ($755,100). The projects to be implemented relate to the following:

(i) Repair of the roof covering in the Secretariat Building ($137,300);

(ii) Inspection and repair of the marble cladding ($137,300). The provision includes inspection and necessary repair and replacement of the marble cladding of the Secretariat and Conference Buildings;

(iii) Repair of the Conference Building roofing system ($480,500). The decorative roof tiles in the Conference Building were manufactured specifically for the building by a local roofing company. Because of high ambient heat and ageing, they have started to fracture. For the biennium 2002-2003, the roof tiles at the front of the building will be replaced. Included in the amount of $480,500 are associated works, such as the repair and relining of the roof gutter, the repair and replacement of external cladding, the inspection of the roof membrane and remedial works, the replacement of the lighting protection conductors and associated architectural services.

6. Economic Commission for Latin America and the Caribbean ($400,000)

A.31.19 The resources will provide for the continuation of the multi-year maintenance and repair of the building structures and grounds of ECLAC, as well as the technical installations. The projects proposed in the biennium 2002-2003 are:

(a) Heating, ventilation and air conditioning ($145,000). The provisions relate to the replacement of air-conditioning pipelines and the installation of a compressor;

(b) Electrical maintenance ($160,000). The provisions relate to the replacement of the jumper system, electrical panels and office lighting related to the reconditioning of 2,000 square metres of office space;

(c) Plumbing maintenance ($55,000). The provisions relate to the replacement of four water pumps ($40,000) and the installation of a water treatment plant;

(d) Replacement of carpets, upholstery and draperies ($40,000). The provisions relate to the replacement of carpets in conjunction with the reconditioning of 2,000 square metres of office space.

7. Economic Commission for Africa ($907,100)

A.31.20 As part of the major maintenance programme for the biennium 2002-2003, the following projects will be implemented:

(a) Electrical maintenance ($557,100). Provisions relate to the upgrading of conventional fire alarm systems in the Conference Centre to allow for the identification of the fire's location; the modernization of the fire alarm system in the extension office building, the old office building, Africa Hall and the library; and the installation of automated control systems in the extension office, the old office building, Africa Hall and the library in order to save energy and control various electrical installations;

(b) General maintenance($350,000). This provision relates to the replacement of software of the private automated branch exchange from the current software class 4300 to class 4400.